01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

Highfield Grove, Westcliff-On-Sea, SS0 0TE
Offers In Excess Of £350,000

Horizon Estate Agents are pleased to bring to the market this spacious three bedroom semi-detached family home, situated within close proximity to Southend Hospital, local Grammar schools and transport links. The property comprises of three good-sized bedrooms, a family bathroom and an open plan lounge/kitchen/diner. Further benefits include a driveway providing off-street parking and a rear garden. Internal viewing is essential.

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Entrance Hall
Obscured glazed front door, smooth plastered ceiling, radiator, power points, wood flooring.

Lounge
11'9' x 11'7 (3.58m' x 3.53m)
Bay window to front aspect, smooth plastered ceiling, radiator, power point, wood flooring.

Kitchen/Diner
15'8' x 9'1 (4.78m' x 2.77m)
A range of high gloss white eye and level units with working surfaces over, inset sink with drainer unit, space and plumbing for appliances, upvc double glazed window to rear aspect, upvc double glazed French doors to rear aspect, extractor hood, smooth plastered ceiling, part tiled walls, wood flooring.

Landing
Obscured window to side aspect, smooth plastered ceiling with loft access, carpeted.

Bedroom One
11'7'10'8 (3.53m'3.25m)
Upvc double glazed bay window to front aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bedroom Two
11'3' x 9'8 (3.43m' x 2.95m)
Upvc double glazed window to rear aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bathroom
Three piece suite comprising panelled bath with shower attachment over, vanity unit wash hand basin, close coupled w.c, upvc obscured double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, heated towel rail, tiled flooring.

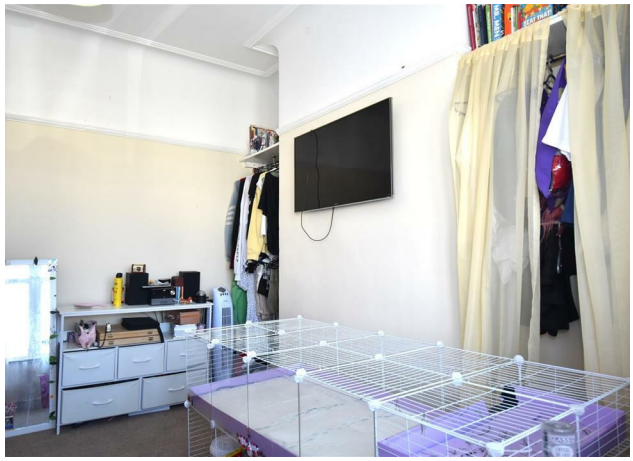
Bedroom Three
7'9' x 6'8 (2.36m' x 2.03m)
Upvc double glazed window to front aspect, smooth plastered ceiling, radiator, power points, carpeted.

Rear of Property
Paved patio area, further seating area to side, remainder laid to lawn with various trees and shrubs, brick built shed, side access to front of property.

Front of Property
Paved driveway proving off street parking for 1 vehicle.

Additional information
Tenure - Freehold
Council - Southend City Council
Tax Band - C

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



GIVE
WAY

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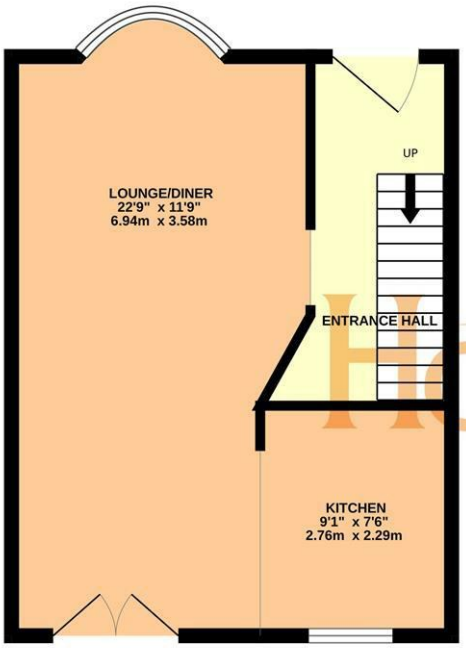
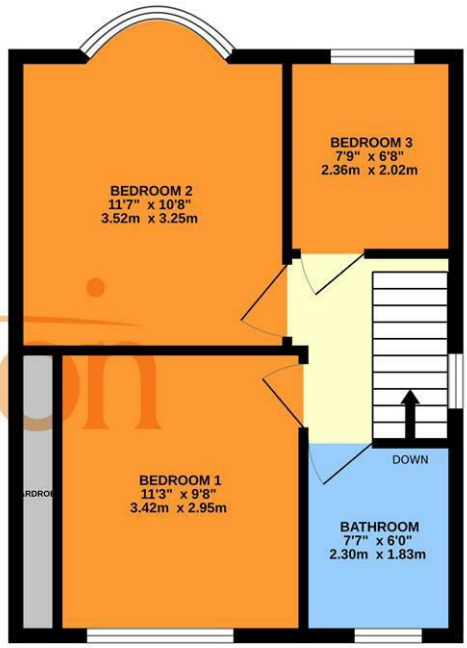
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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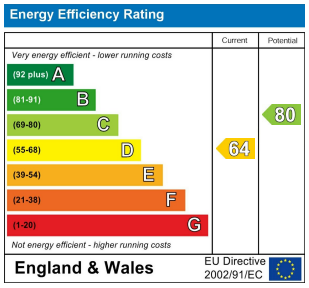

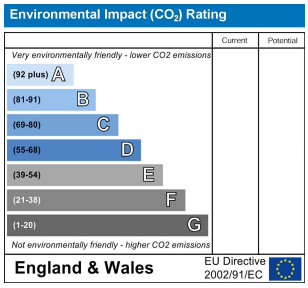

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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